

Development Site Opportunity

PROPERTY DETAILS

- Highly Visible Retail Location in STL's Premiere Commercial District
- Prominently Display Your Business on "The Wedge" at the Entrance to The Grove
- 3,826 SF Free-Standing Building on 12,969 SF Lot
- Easy Access with Signalized Intersection
- Across Manchester from 346 Luxury Apartments at Chroma/Hue
- Close to Washinton University Medical/BJC and SLU Medical/SSM Hospital
- ~5 Minutes From I64, I44, Central West End, Forest Park and St. Louis University



OFFERED AT

\$1,050,000

CONTACT BROKERS FOR MORE INFO

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WWW.RISETOTHELOCATION.COM

4014 Chouteau Ave
St. Louis, MO 63110



Location



BY THE NUMBERS

AVERAGE DAILY VEHICLES



11,720

POPULATION



26,464

MEDIAN HH INCOME



\$74,843

1 MILE

3 MILE

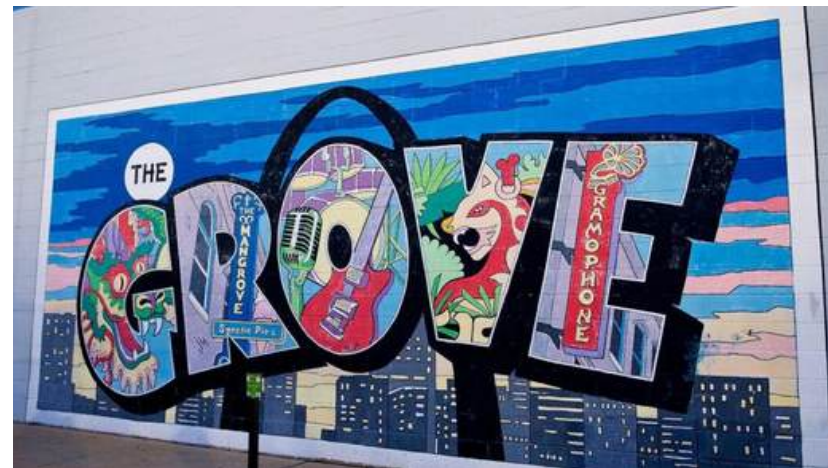
5 MILE

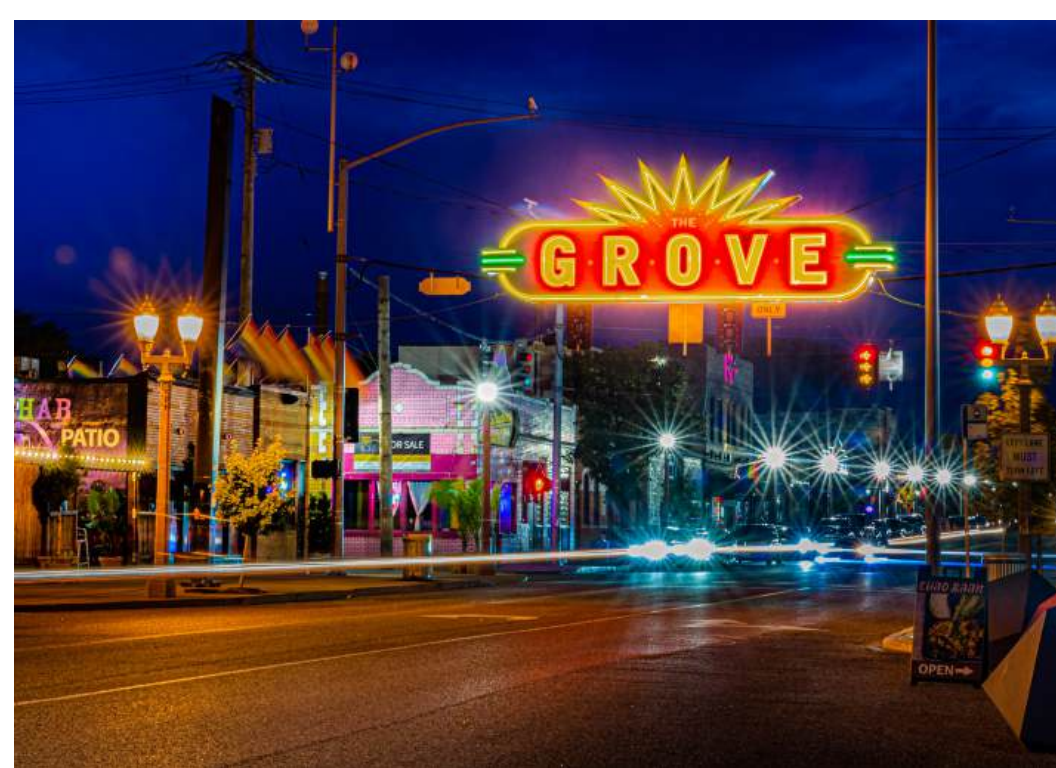
156,123

315,461

\$90,354

\$97,768





28,000+

employees work in the area on a daily basis

10,000+

visitors to the Grove neighborhood

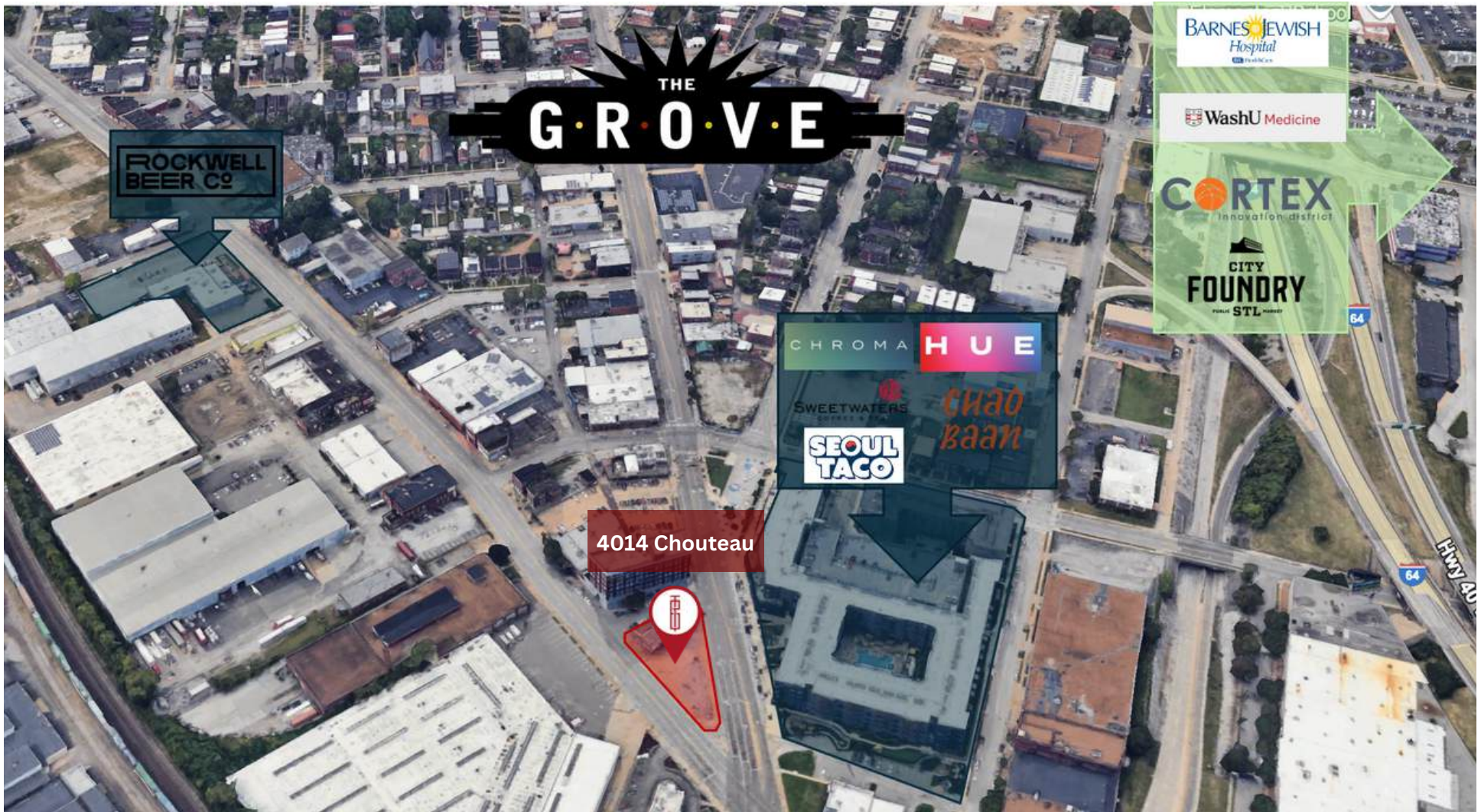
2,437+

residential units currently
occupied and being built

SURROUNDED BY

the Central West End, Cortex
Innovation District, The Hill,
Botanical Heights and Prospect
Yards





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TOWER

REAL ESTATE GROUP